

Sales price 109,000.00
doc 700.00

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of
INTEGRITY TITLE SERVICES, LLC
Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055
File No. 24-07023TL
Parcel No.: 01-4S-16-02709-002

Inst: 202412016436 Date: 07/30/2024 Time: 3:03PM
Page 1 of 1 B: 1520 P: 930, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC Deputy Clerk
Doc Stamp Deed: 700.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 29th day of July, 2024, by ADT INSPECTIONS LLC, A DISSOLVED FLORIDA LIMITED LIABILITY COMPANY, WINDING UP BUSINESS AFFAIRS, hereinafter called the Grantor, to PAUL SCAMMACCA and ERICA SCAMMACA, HUSBAND AND WFE, whose post office address is 8396 ODIS YARBOROUGH ROAD, GLEN SAINT MARY, FL 32040, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

Lot 2, Block 1, QUAIL HEIGHTS, according to the map or plat thereof as recorded in Plat Book 3, Page 104, Public Records of Columbia County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: Brooke Parrish
Witness Address: 757 W Duval St.
Lake City FL 32055

ADT INSPECTIONS LLC, A DISSOLVED FLORIDA LIMITED LIABILITY COMPANY, WINDING UP BUSINESS AFFAIRS

By: *[Signature]* L.S.
Name: AUSTIN D. THOMAS
Title: MANAGER

[Signature]
Witness Signature
Printed Name: Morgan Williams
Witness Address: 757 W Duval St.
Lake City FL 32055

Address (Principal Place of Business):
1895 SW LESLIE GLEN, LAKE CITY, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of July, 2024, by AUSTIN D. THOMAS, MANAGER of ADT INSPECTIONS LLC, a Florida corporation, on behalf of the corporation. He (she) is personally known to me or has produced *[Signature]* as identification.



BROOKE PARRISH
Notary Public
State of Florida
Comm# HH472042
Expires 12/11/2027

[Signature]
Signature of Notary
Printed Name: Brooke Parrish
My commission expires: 12/11/27